



**43 Covert Crescent, Radcliffe on Trent,  
Nottinghamshire, NG12 2HN**

**Guide Price £525,000  
Tel: 0115 9336666**

**RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Detached Traditional Style Home
- Large Dining Kitchen
- Lounge with Log-Burner
- Five Good Bedrooms
- Driveway Parking | Useful Store
- Superbly Presented and Extended
- Open Plan Garden Room with Bi-Folds
- Utility | Modern GF W/C
- Modern Four-Piece Family Bathroom
- Generous South Facing Mature Rear Garden

An excellent opportunity to acquire this attractive detached traditional-style home, offering an impressive level of accommodation that is superbly appointed throughout. The property has been thoughtfully altered and extended to create a spacious and versatile layout, ideal for modern family living.

The most recent addition is a stunning open-plan garden room extension to the rear, featuring a vaulted ceiling and bi-folding doors that open directly onto the beautiful rear gardens.

The ground floor includes a welcoming entrance hall with a useful guest WC, a lovely lounge with a log burner, and a large L-shaped dining kitchen that extends across the rear of the property. The dining kitchen is open plan to the garden room, creating a perfect space for both everyday living and entertaining, and there is also a practical utility room off the kitchen.

To the first floor are five well-proportioned bedrooms and a stylish modern four-piece bathroom.

Externally, the property stands on a particularly attractive plot with newly laid driveway parking to the front and a generous, mature rear garden. The garden offers a large level lawn, paved patio seating areas, and a high degree of privacy.

Viewing is highly recommended to appreciate the quality and space this superb family home has to offer.

## ACCOMMODATION

A composite entrance door leads into the entrance hall.

## ENTRANCE HALL

A spacious entrance hall with engineered oak flooring, a central heating radiator, ceiling rose, balustraded staircase leading to the first floor and doors to rooms, including into the lounge.

## LOUNGE

A spacious and well proportioned reception room with engineered oak flooring, a central heating radiator, coved ceiling, a uPVC double glazed bay window to the front aspect, two hexagonal double glazed windows to the side aspect and a feature fireplace with solid oak surround and slate tiled hearth housing a floor-standing log burner, double bi-fold doors lead into the dining area.

## DINING AREA

With herringbone style laminate flooring, a central heating radiator, coved ceiling and being open plan to both the kitchen and the garden room extension.

## GARDEN ROOM

A fantastic and recent extension to the rear of the property, being open plan to the dining kitchen and having attractive herringbone laminate flooring, a vaulted ceiling with Velux skylights and spotlights, a large vertical column radiator in white, a uPVC double glazed window overlooking the rear garden and double glazed bi-fold doors leading onto the patio area at the side.

## KITCHEN

A large L shaped kitchen fitted with a range of oak fronted Shaker style base and wall cabinets with cupboards and drawers and underlighting, granite worktops and upstands plus an undermounted stainless steel sink with drainer grooves to both sides and central mixer tap. There is an integrated Bosch dishwasher and a recess for a range style cooker with splashback and chimney extractor hood over. Tiled flooring, spotlights to the ceiling, two uPVC double glazed windows to the rear aspect and one to the side, a contemporary style vertical column radiator. Pantry under the stairs with shelving, light and currently housing a freestanding fridge freezer.

## UTILITY

A useful space to the rear of the property with tiled flooring, wall mounted kitchen cabinets and a fixed worktop with space beneath for appliances including plumbing for a washing machine. There is an inset stainless steel sink with mixer tap plus tiled flooring, a central heating radiator, spotlights to the ceiling, extractor fan, a Worcester central heating boiler (2024) plus a uPVC double glazed door and window to the side aspect.

## GROUND FLOOR W/C

Superbly fitted with a modern cloakroom suite including a vanity wash basin with mixer tap and cupboard below and a concealed cistern toilet to the side. Attractive patterned tiled flooring and wall tiles with chrome trim plus a chrome towel radiator and a uPVC double glazed obscured hexagonal window to the front aspect.

## FIRST FLOOR LANDING

With Velux skylight, coved ceiling and ceiling rose and doors to bedrooms.

## BEDROOM ONE

A good sized double bedroom with coved ceiling and rose, a central heating radiator, a uPVC double glazed window to the front aspect with views over the surrounding area.

## BEDROOM TWO

A good sized double bedroom with a central heating radiator, coved ceiling and rose plus a uPVC double glazed window to the rear aspect.

## BEDROOM THREE

With a central heating radiator and a uPVC double glazed window to the front aspect.

## **BEDROOM FOUR**

With a central heating radiator, a uPVC double glazed window to the rear aspect and a built-in wardrobe with hanging rail and shelving.

## **BEDROOM FIVE**

Currently used as a home office and having a coved ceiling and rose, central heating radiator, a uPVC double glazed window to the front aspect and a built-in storage cupboard.

## **FAMILY BATHROOM**

A superbly fitted four piece bathroom including a contemporary style floating vanity wash basin with mixer tap, a dual flush toilet and a deep fill bath with central mixer tap and spray hose. There is a large shower enclosure with low profile tray and glazed sliding doors plus mains fed rainfall shower with spray hose. Attractive tiling for splashbacks, spotlights and extractor fan to the ceiling, a chrome towel radiator and a uPVC double glazed obscured window to the rear aspect.

## **DRIVEWAY PARKING**

A recently laid driveway provides driveway parking for at least two cars and leads to the integral store with double opening doors at the front and EV charger at the side.

## **GARDENS**

The property occupies a generous and mature plot with gated access at the side leading to the mature rear garden with a generous shaped lawned area and a sizeable patio. A gate and steps lead from the main garden area, winding through the bank to the very top of the garden.

## **RADCLIFFE ON TRENT**

Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors, dentists, schooling for all ages, restaurants and public houses, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of Nottingham (6m) Newark (14m) Grantham (18m) Derby (23m) Leicester (24m) via the A52, A46, with the M1, A1 and East Midlands airport close by.

## **COUNCIL TAX**

The property is registered as council tax band C.

## **VIEWINGS**

By appointment with Richard Watkinson & Partners.

## **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>











Approximate Gross Internal Area  
1514 sq ft - 141 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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